

TRANSFER  
TAX  
PAID

48-315

## QUITCLAIM DEED WITH COVENANT

011400

KNOW ALL BY THESE PRESENTS, That CASCO NORTHERN BANK, NATIONAL ASSOCIATION, a national banking association having its principal place of business in Portland, Cumberland County, Maine, successor by consolidation and merger effective on September 1, 1983 to both Northern National Bank and Casco Bank & Trust Company, for consideration paid, does hereby grant to ATLANTIC BANK NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States, whose mailing address is 100 Foden Road, South Portland, Maine 04106, with Quitclaim Covenant, a certain lot or parcel of land with the buildings thereon located in the County of Kennebec and State of Maine, in the municipality of Waterville, more particularly described on Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 9<sup>th</sup> day of June, 1995.



CASCO NORTHERN BANK, National  
Association

By: Richard I. Thompson  
Its: Executive Vice President  
Printed: Richard I. Thompson

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

On June 9, 1995, personally appeared the above-named Richard I. Thompson, Executive Vice President of Casco Northern Bank, National Association, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Casco Northern Bank, National Association.



Before me,

Judith A. F. Woodbury  
Notary Public  
Maine Attorney-at-Law  
Printed Name:

TXR:41199-1.wp

JUDITH A. F. WOODBURY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES OCTOBER 31, 1998

48-315

## EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Main Street, in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning on the westerly sideline of Main Street at the southeasterly corner of land formerly of Howard C. Morse; thence southerly by the westerly sideline of Main Street twenty-seven and seventy-five hundredths (27.75) feet, more or less, to the northeasterly corner of land conveyed by Green Brothers Realty Trust to Sidney H. Geller, et al by deed dated June 3, 1977 and recorded in Kennebec County Registry of Deeds in Book 2007, Page 306; thence westerly by said Geller land, one hundred (100) feet, more or less, to a stone monument on the easterly sideline of Merchant's Court; thence northerly by the easterly sideline of Merchant's Court, twenty-seven and seventy-five hundredths (27.75) feet, more or less, to a stone monument at the southwesterly corner of said Morse land; thence easterly by said Morse land one hundred (100) feet, more or less, to the point of beginning.

This conveyance is made subject to, and includes the benefit of the terms and conditions of a certain lease and party wall agreement between Nathan Hillson, et al. and Benjamin Green, et al. dated April 16, 1928 and recorded in said Registry of Deeds in Book 651, Page 499, as amended by agreement between Samuel Hillson and Benjamin Green, et al, Trustees, dated July 3, 1942 and recorded in said Registry of Deeds in Book 793, Page 14; as affected by an agreement dated April 18, 1984 by and between Marshall A. Dana and Myer R. Dana, Trustees of Dana Waterville Trust. Also all the right, title and interest of the grantor in and to the triangular parcel of land with the wall thereon adjoining the parcel above described on the northerly side thereof as shown on a Plan entitled Property of Green Brothers Realty Trust, Waterville, Maine Harry E. Green, dated May 22, 1942 and recorded in said Registry in Plan Book 14 Page 12.

Being the same premises described in a deed from Leonard Kaplan, Frank M. Mann and Milton G. Green, Trustees of Green Brothers Realty Trust, to Casco Bank & Trust Company dated August 9, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2030, Page 141.

Together with all right, title and interest in and to the rights and easements set forth in the deed from Days, Inc. of Lewiston to Casco Bank & Trust Company dated October 28, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2055, Page 141.

RECEIVED KENNEBEC SS.

TXR:36966-1.wp

95 JUN 13 AM 9:00

ATTEST *Pharmacia*  
REGISTER OF DEEDS